

SANTA FE LAND IMPROVEMENT CO.  
ADMINISTRATION BUILDING  
6009 Paseo Delicias  
Rancho Santa Fe  
San Diego  
California

HABS NO. CA-2306-B

HABS  
CAL  
37-RANSE,  
4B-

PHOTOGRAPHS

WRITTEN HISTORIC AND DESCRIPTIVE DATA

Historic American Building Survey  
National Park Service  
Department of the Interior  
P.O. Box 37127  
Washington, D.C. 20013-7127

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HISTORIC AMERICAN BUILDINGS SURVEY

SANTA FE LAND IMPROVEMENT COMPANY, ADMINISTRATION BUILDING

HABS No. CA-2306 B

Location: 6009 Paseo Delicias, Rancho Santa Fe, San Diego County, California. Rancho Santa Fe Block G, portions lots 1, 2, 4, 11, 12. San Diego County parcel number 266-285-02.

UTM zone 11, easterly 481070, northerly 3653260

Present Owner: Marian Dobson

Present Occupant: Country Squire Courtyard shops

Present Use: retail stores and restaurant

Significance: Part of the "office block" of commercial buildings erected in 1922 by the Santa Fe Land Improvement Company on Block C in the Civic Center, this structure housed shops in its courtyard; its arcade provided a visual and physical link between the neighboring administration buildings.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1922. An article by Lilian Rice, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress 1 no. 7 (January 1928): 11, 14) recalls:

Looking back five years, to November of 1922 when actual work began at Rancho Santa Fe, we find each year marking another achievement . . .

It was an important day when ground was broken for the Cuest House, the first building in the Civic Center. The office group and garage quadrangle followed soon afterward. (p. 14)

2. Architect: Lilian Jenette Rice
3. Original and Subsequent Owners: Chain of Ownership taken from Assessment Records, Santa Fe Irrigation District, Rancho Santa Fe: 1922-26 title to lot 2, Block G owned by Santa Fe Land Improvement Company

SANTA FE LAND IMPROVEMENT COMPANY,  
ADMINISTRATION BUILDING  
HABS No. CA-2306 B (Page 2)

1/24/28 title owned by Glenn A. and Ida May Moore, Rancho Santa Fe  
(sales contract G-350)

1931 title reacquired by Santa Fe Land Improvement Company

November 1938 title to portions of lots 1, 2, 4, 12 acquired by  
Paul H. Avery\*

11/6/52 title to portions of lots 1, 2, 4, 11, 12 acquired by  
James Young, Jr., and Victor G. Kinsell

2/10/69 owned by Alex De Bakcsy

1976 bought by Dirk DelFortrie

July 1981 bought by Marian Dobson

\*Some kind of lot reorganization or renumeration seems to have taken place on parts of Block G during the period the second period of ownership by the Santa Fe Land Improvement Company, so that "portions of lots 1, 2, 4, 12" seems to refer to the previous "lot 2."

4. Original plans and construction: Although no original plans for this structure have been found, two preliminary sketches have been located (included as supplemental information to HABS No. GA-2306 A). These drawings are undated and unsigned, although they are by the hand of Lilian Rice, and probably date to early 1922. The first is an aerial perspective of Blocks F and G in the Civic Center of Rancho Santa Fe. The second, more detailed, drawing is of the Paseo Delicias and Via de Santa Fe streetscapes of Block G.

The first drawing depicts a square building with a gable roof and street colonnade, giving access to a landscaped courtyard on the interior of the block. The second drawing shows the front slope of the roof (the angle of the drawing is such that the back slope, if one was intended, could not be depicted), the front arcade, and a back wall with two windows and a door leading to the courtyard in back. Here, as in the first sketch, the building is set back slightly from the two adjoining buildings. This second drawing more accurately anticipates the appearance of the Administration Building as it was built. Early photographs record that the building had a shed (single-pitch) roof, a front arcade of three Tuscan columns and two engaged columns, and a rear wall with (from north to south), a door, an opening, a fountain niche, a second opening, and a second door. There were also doors leading to each of the adjoining buildings (HABS No. GA-2306 A and HABS No. CA-2306 G) from the north and south sides of the covered walkway. The courtyard, an integral part of the design of this structure, is not documented in any early photographs.

5. Alterations and additions: The Administration Building has been quite severely altered over time. Three of the four original arcade openings have been filled in with windows. All of the original openings on the rear wall have been removed or altered: the first opening and both doors have been removed, and the second opening is now a door. The fountain niche is now boxed in. East-west walls have been added from the rear wall to the second and third columns. The doors on the north and south sides of the covered walkway that led to the adjoining buildings have been boxed over. Most of the rear wall has been removed to create rooms behind the building. The shape of the courtyard has been altered because of the many infill structures that have been erected there; it has also been retiled and relandscaped. The dates for these alterations and additions remain unknown, but it is believed that the earliest changes date from the ownership of Paul Avery, beginning in November 1938.
- B. Historical context: This building was one of a group of three commercial structures erected in Block G of the Civic Center of Rancho Santa Fe in late 1922. Although it was called the Administration Building in early photographs and articles, this structure was actually a passageway between the two adjoining office buildings and a screen between the main street in the Civic Center, Paseo Delicias, and the courtyard on the interior of the block. In the 1920s, this courtyard seems to have been used primarily by the Santa Fe Land Improvement Company's development contractor, U. L. Voris (in charge of orchard plantings and development) and landscape architect, Glenn A. Moore, as storage and display space, with their offices located in the adjoining buildings or in infill structures erected in the courtyard itself. The central location in the Civic Center--in the very heart of the Santa Fe Land Improvement Company Office Block--given over to the Company's orchard and landscaping interests indicates their crucial importance in the Company's plan for the Rancho Santa Fe project.

In 1939, after the property was acquired by Paul Avery, three of the arches were filled in with glass, and an office was created from part of the original passageway. This space was occupied by Reginald Clotfelter from 1939-1946. During those years Clotfelter, who also owned the rowhouse at 6112 Paseo Delicias (HABS No. CA-2310), was under contract with the Santa Fe Land Improvement Company as their local sales representative; as such he was also manager of their guest house, La Morada (HABS No. CA-2307). In addition, Clotfelter opened his own real estate company during those years. (Connie Clotfelter, Echoes of Rancho Santa Fe, 68.) In 1946, he constructed his own office building across Paseo Delicias, in the school block.

Because of its advantageous location on Paseo Delicias, this structure has undergone several further transformations intended to maximize the available retail space. Today, there are various retail shops and a restaurant located in this structure and in the courtyard.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: The administration building is notable for the application of a classical vocabulary--arcade, columns, niche--to an intermediate (and highly symmetrical) space that organized the circulation pattern between the adjoining office buildings and allowed access to the open (and irregularly shaped) courtyard on the interior of the block.
2. Condition of Fabric: What remains of the original administration building (the front arcade and columns, and the shed roof) appears to be in good condition. The rest of the original structure is no longer extant.

B. Description of Exterior:

1. Over-all dimensions: This rectangular structure has overall dimensions of 52' x 16'. The four-arch arcade is supported by three freestanding and two engaged Tuscan columns.
2. Foundation: Poured concrete foundation.
3. Walls and columns: Adobe brick with stucco and paint.
4. Structural system: Load-bearing adobe brick walls and columns.
5. Chimneys: There were no chimneys in the original structure. One has been built in a later infill structure in the rear of the original building, and is capped by a wooden birdhouse.
7. Openings:
  - a. Doorways and doors: The two original doors that opened onto the interior courtyard appear to have been large, heavy, side-hung wooden doors, with perhaps some decorative ironwork. The two doors that opened onto the adjoining buildings were heavy, side-hung paneled wooden doors with six-light view panels. None of these doors remain.
  - b. Windows: The two original openings onto the interior courtyard were wood-framed grills with iron bars.
8. Roof:
  - a. Shape, covering: The roof is a single-pitch shed roof with exposed construction underneath. It is covered with Spanish tile, regularly laid.

- b. Eave: There is a small eave over the arcade, with exposed construction (rafter tails and wood boarding) underneath, covered in regularly laid Spanish tile.
9. Decorative features: There was a small niche, used as a water fountain, placed in the center of the rear wall, with a scalloped shape at the top, and a small oriel motif projecting out from the bottom. A square area of wall around the niche was painted a different color than the rest of the structure. There were wall aconcea on the interior spandrels of the arcade, facing the rear wall. A wrought-iron chandelier, now hanging above the entrance to the courtyard, is not original to the structure.

C. Site:

1. General setting and orientation: This building is located on the west side of Block G in the Civic Center of Rancho Santa Fe. It faces east onto Paseo Delicias, and backs onto a courtyard on the interior of the block.
2. Historic landscape design: Although the original landscaping design for this structure and its rear courtyard are not documented, it would appear likely that there was some kind of landscaping plan, since the courtyard was used for display and storage by the Santa Fe Land Improvement Company's development contractor, U. L. Voris (in charge of orchard development), and landscape architect, Glenn A. Moore. Several early photographs show the two openings on the rear wall with plants growing through the iron grills. Lundi Moore, son of Glenn, recalled that during the late 1920s, there was a large fishpond in the center of the courtyard, and large trees and nursery stock around the courtyard's edge. (Lundi Moore telephone interview with Lauren Farber, 6 August 1991). The August 1928 Rancho Santa Fe Progress (p. 4) contained the following note:

Mr. Moore has also done considerable work recently in improving his own property in the Civic Center adjoining the Administration Building. A large lath house has been built in the court in the rear of the arcade and his delightful private collection of ferns and begonias is causing much favorable comment. This bit of greenery is a very refreshing addition to the charm of Rancho Santa Fe village.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings:

Preliminary sketches for Block G and Blocks G and F, Civic Center, Rancho Santa Fe. Unsigned and undated. Location of originals unknown. Photographs of sketches in the collection of the University Art Museum, University of California, Santa Barbara.

B. Early Views:

"Douglas Fairbanks-Mary Pickford Fairbanks" Scrapbook, Rancho Santa Fe Historical Society Archives.

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985: 25, 28, 68.

McCroarty, John Steven. The Endless Miracle of California. n.p., n.d.

Photographs, Rancho Santa Fe Historical Society Archives.

Photographs, Union Title Insurance and Trust Company Historical Collection, San Diego Historical Society.

Rancho Santa Fe Progress 1 no. 3 (September 1927): cover, 4; 1 no. 8 (February 1928): 6; 1 no. 12 (June 1928): 10; 2 no. 2 (August 1928): cover; 3 no. 4 (October 1929?): cover.

Shippey, Lee. "Rancho Santa Fe - California's Perfectly Planned Community." Architect and Engineer 76 (February 1924): 55-63. Reprint. n.p., n.d.

C. Bibliography:

1. Primary and unpublished sources:

Nelson, Charles. "Earlier Years in San Diego and Rancho Santa Fe." 1989. Rancho Santa Fe Historical Society Archives.

\_\_\_\_\_. "Memorandum Notes for the Rancho Santa Fe Historical Society." 1991. Rancho Santa Fe Historical Society Archives.

2. Secondary and published sources:

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985.

Eddy, Lucinda Liggett. "Lilian Jenette Rice: The Lady as Architect." M.A. thesis, University of San Diego, 1985.

\_\_\_\_\_. "Lilian Jenette Rice: Search For A Regional Ideal." Journal of San Diego History 29 (Fall 1983): 262-285.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara, CA: Peregrine Smith, 1977.

"Interest Shown in Landscaping." Rancho Santa Fe Progress 1 no.8 (February 1928): 6.

"Moore Continues Landscaping Work." Rancho Santa Fe Progress 2 no.2 (August 1928): 4.

"New Voris Offices." The Endless Miracle 1 no. 2 (August 1927): 4.

Rice, Lilian J. "More Building in 1928 than ever Before." Rancho Santa Fe Progress 1 no. 7 (January 1928): 11, 14.

D. Interviews:

Reginald Clotfelter, telephone interview with Lauren Farber, 24 July 1991.

Marian Dobson, telephone interview with Lauren Farber, 23 July 1991.

Lundi Moore, telephone interview with Lauren Farber, 6 August 1991.

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Rancho Santa Fe, CA  
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PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Rancho Santa Fe Historical Society, Inc. and Rancho Santa Fe Association. Under the direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and Paul Dolinsky, Chief, Historic American Buildings Survey and Project Leader, the documentation was completed in the HABS field office at Rancho Santa Fe, California during the Summer of 1991 by Professor John P. White (Texas Tech University), Project Supervisor; Architectural Technicians Sheri L. Bonstelle (Columbia University); Juan Tampe (Catholic University of America); Piotr Trebacz (Warsaw University of Technology, Poland, U.S./I.C.O.M.O.S.); E. Matthew Walter (University of Hawaii at Manoa); and Architectural Historian Lauren Farber, Sally Kress Tompkins Fellow (University of Delaware).